



Station Road

Barnack, Stamford, PE9 3DW

**Price Guide £650,000**

Richardson



# Station Road

Barnack, Stamford, PE9 3DW

An opportunity to acquire a sizable chalet bungalow on a generous wide plot extending to approximately 0.32 acre which backs onto open fields in the popular village of Barnack. The property offers spacious accommodation, and although some updating may be required, it does give buyers the chance to place their own mark on the property and remodel or extend if so desired, subject to any planning requirements. In brief the accommodation comprises, reception porch, lounge with wood burning stove, separate dining room, lobby with cloakroom, kitchen with built in appliances, breakfast room with conservatory off. Inner hall with master bedroom with built in wardrobes, second bedroom and bathroom. To the first floor a further bedroom and large loft storage room. The property has oil fired central heating and is double glazed. A gravel driveway provides off road parking and gives access to an oversized garage with covered passageway to the gardens and useful store. The plot extends to approximately 0.32 acre with lawns, vegetable area, fruit trees and backs onto open fields with a southerly aspect and lovely open views.

Entrance porch

Lounge  
22'4" 13'0" (6.83m x 3.97m)

Dining room  
13'0" x 10'6" (3.97m x 3.22m)

Inner lobby

Cloakroom/wc

Utility

Kitchen  
10'2" x 7'2" (3.1m x 2.2m)

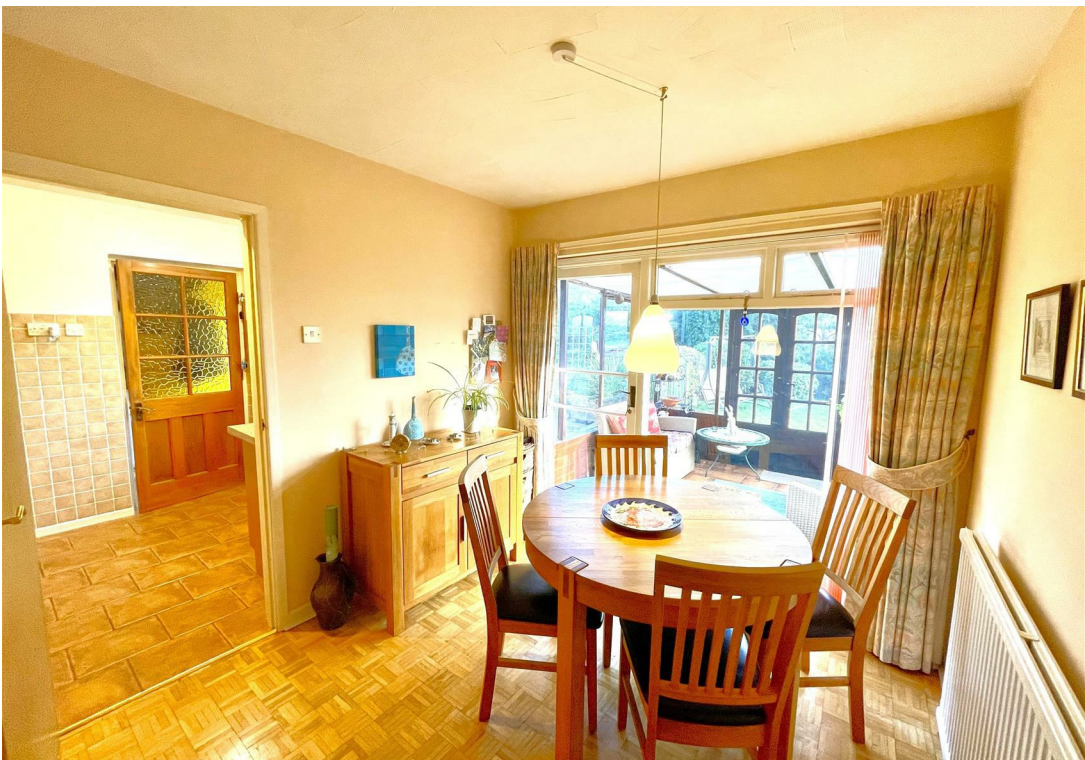
Breakfast room  
10'9" x 8'11" (3.3m x 2.73m)

Conservatory  
8'11" x 8'7" (2.73m x 2.63m )

Inner hall







**Bedroom**  
14'2" x 11'5" (4.32m x 3.5m)

**Bedroom**  
10'9" x 10'2" (3.3m x 3.11m)

**Bathroom**

**First floor landing**

**Bedroom**  
12'5" x 10'9" (3.81m x 3.28m)

**Loft storage**  
18'0" x 10'9" (5.51m x 3.28m)

**Garage**  
16'7" x 11'3" (5.06m x 3.45m)

**Store**  
11'3" x 5'8" (3.45m x 1.74m)

**External details**  
Lovely wide plot extending to approximately 0.32 acre with a southerly aspect over open fields.

**Services**  
All mains services apart from gas. Oil fired central heating

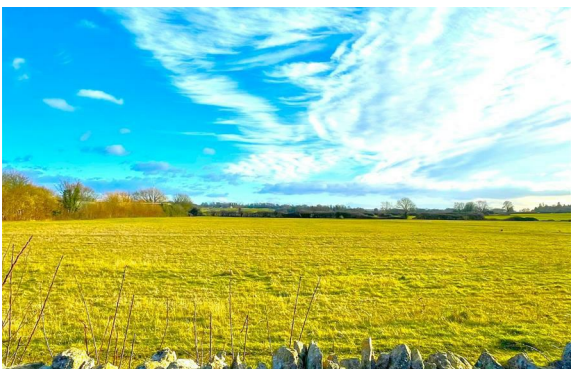
**Council Tax**  
Peterborough City Council Tax band D

**Communication**  
According to Openreach: Ultrafast Full Fibre is available  
According to Ofcom: Mobile coverage outdoor is is Likely with EE, Three, O2 and Vodafone

**Agents notes**  
The property is within the Barnack Conservation Area.

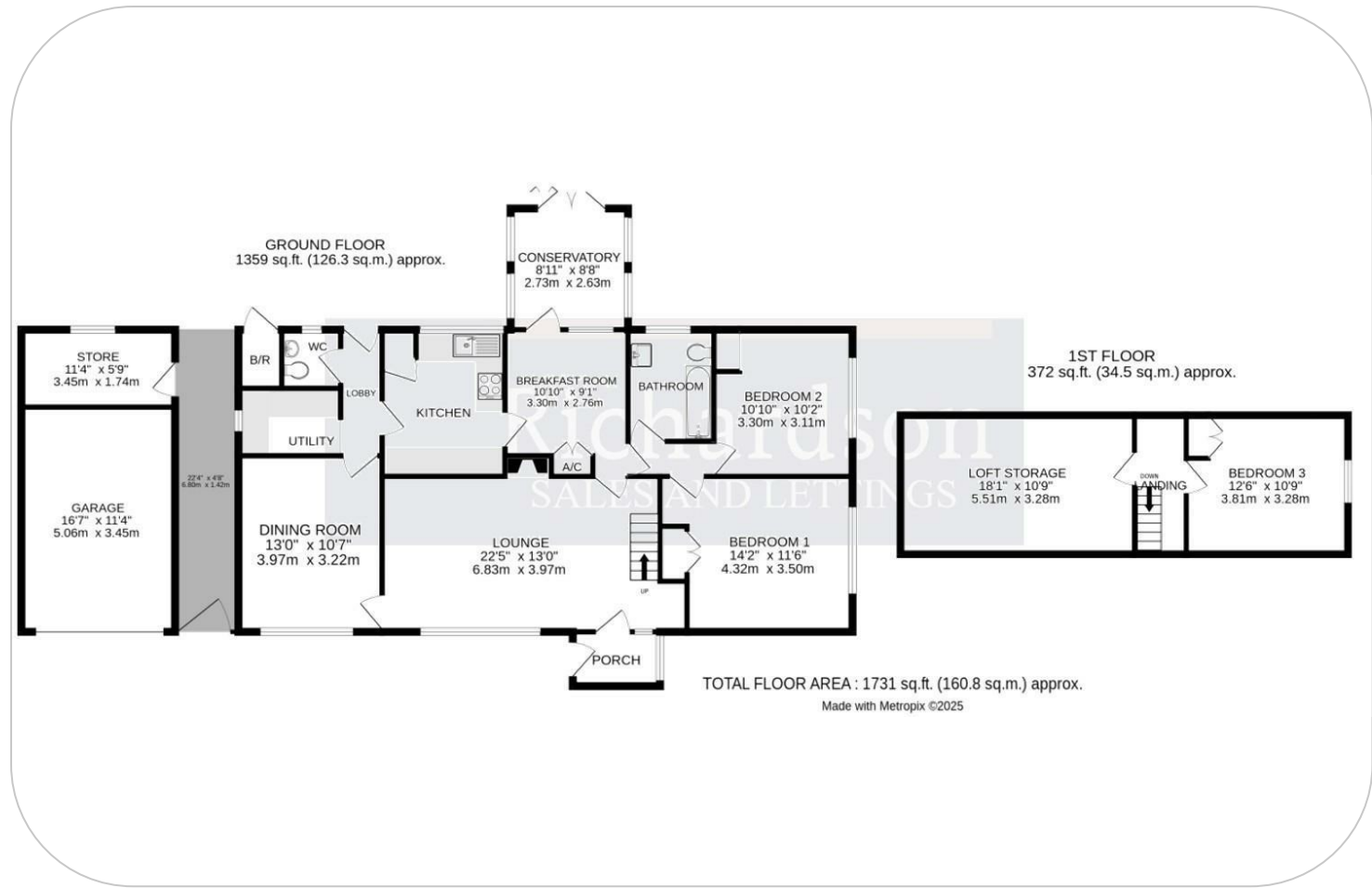
**Planning**  
An application for an additional dwelling within the plot was refused by Peterborough City Council in August 24. Full details can be found on the Peterborough Planning portal under reference 24/00797/FUL

**Viewing**  
By appointment with Richardson Surveyors.  
post@richardsonsurveyors.co.uk





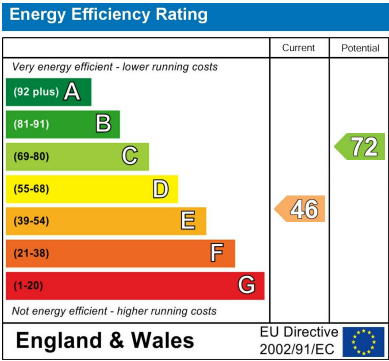
Floor Plan



Area Map



Energy Efficiency Graph



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**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

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